

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
MEETING AGENDA
MARCH 17, 2016**

The **CITY OF KNOXVILLE BOARD OF ZONING APPEALS** will consider the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their **March 17, 2016 meeting at 4:00 p.m. in the Small Assembly Room, City County Building, 400 Main Street, Knoxville, TN**. Data pertinent to this amendment may be seen in the office of City of Knoxville Inspections Division, 5th Floor of the City County Building, Main Street, Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 215-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 8-44-101, et seq.

An agenda review meeting is held at 3:00 p.m. in Room 511 of the City County Building, prior to the regular meeting.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Metropolitan Planning Commission within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

February 18, 2016 minutes

OLD BUSINESS

File: 1-B-16-VA
Applicant: 908 Development Group
Address: 2308 Forest Avenue **Parcel ID: 094OD02001**
Zoning: RP-3 (Planned Residential) District
1st Council District

Variance Requests:

1. Reduce the minimum drive aisle width for two-way traffic with 90 degree parking from 26 ft. to 24 ft. near the pool per Article 5 Section 7.A.4.a.2.Table.
2. Reduce the minimum drive aisle width for two-way traffic with 90 degree parking from 26 ft. to 25 ft. in the alley per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to bring existing parking lot into conformance in an RP-3 (Planned Residential) District.

File: 1-F-16-VA
Applicant: Brian Pittman / McCarty, Holsaple, McCarty
Address: 220 Carrick Street **Parcel ID: 094KF015**
Zoning: O-1/H-1 (Office, Medical and Related Services / Historic Overlay) Districts
6th Council District

Variance Request:

Increase the maximum number of ground signs permitted from 1 sign to 2 signs per Article 8 Section 11.5.b.2.

As per submitted plan to permit an additional ground sign in an O-1/H-1 (Office, Medical and Related Services / Historic Overlay) Districts.

File: 2-F-16-VA
Applicant: Sunday Tel
Address: 1045 Maryville Pike **Parcel ID:** 122DE01701
Zoning: C-1 / I-4 (Neighborhood Commercial / Heavy Industrial) Districts
1st Council District

Variance Requests:

1. Reduce the minimum number of required parking spaces from 20 spaces to 17 spaces per Article 5, Section 7.A.3.a. Table.
2. Reduce the minimum required drive aisle width for parallel parking from 25 ft. to 24.75 ft. per Article 5, Section 7.A.4.a.2. Table.

As per submitted plan to permit conversion of an existing building for use as a restaurant in a C-1 / I-4 (Neighborhood Commercial / Heavy Industrial) District.

NEW BUSINESS

File: 3-A-16-VA
Applicant: Ladies of Charity
Address: 120 W. Baxter Avenue **Parcel ID:** 081MW008
Zoning: C-3 (General Commercial) District
4th Council District

Variance Request:

Reduce the minimum required front yard setback from 25 ft. to 17 ft. 8 in. per Article 4, Section 2.2.6.E.1.

As per submitted plan to permit construction of an elevator enclosure in a C-3 (General Commercial) District.

File: 3-B-16-VA
Applicant: Danny Mitchell
Address: 313 Forestal Drive **Parcel ID:** 058MC001
Zoning: R-2 (General Residential) District
4th Council District

Variance Requests:

Reduce the minimum required McCamey Road front yard setback from 25 ft. to 13.4 ft. per Article 4, Section 2.1.6.D.1.a.

As per submitted plan to permit construction of a detached dwelling in a R-2 (General Residential) District.

File: 3-C-16-VA
Applicant: Fulghum MacIndoe & Associates
Address: 206 E. Blount Avenue **Parcel ID:** 109AA01401
Zoning: FD-SW-6 (Form District – South Waterfront) District
1st Council District

Variance Requests:

1. Increase the maximum permitted curb cut length from 60 ft. to 66.29 ft. per Article 5, Section 7.B.3.c.Table.
2. Increase the maximum driveway width from 24 ft. to 26 ft. per South Waterfront Guidelines, Section 4.1.3.G.7.g.i.

As per submitted plan to permit reconstruction of an existing driveway in a FD-SW-6 (Form District – South Waterfront) District.

File: 3-D-16-VA
Applicant: Pat Boles
Address: 8729 Kingston Pike **Parcel ID: 119-036**
Zoning: C-4 (Highway and Arterial Commercial) District
 2nd Council District

Variance Request:

Increase the maximum permitted wall sign display area on the West Kings Way frontage from 225 sq. ft. to 551 sq. ft. per Article 8, Section 11.6.a.2.

As per submitted plan to permit an increase of wall signage in a C-4 (Highway and Arterial Commercial) District.

File: 3-E-16-VA
Applicant: Jim Odle
Address: 5121 Kingston Pike **Parcel ID: 107NA026**
Zoning: C-3 (General Commercial) District
 2nd Council District

Variance Request:

Reduce the minimum number of required off-street parking spaces from 19 spaces to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit use of the existing building for an eating and drinking establishment in a C-3 (General Commercial) District.

File: 3-F-16-VA
Applicant: Brett Honeycutt
Address: 4125 McKinley Street **Parcel ID: 069LA013**
Zoning: C-3 (General Commercial) District
 5th Council District

Variance Request:

Reduce the minimum required front yard setback from 25 ft. to 15 ft. per Article 4, Section 2.2.6.E.1.

As per submitted plan to permit construction of a new building in a C-3 (General Commercial) District.

File: 3-G-16-VA
Applicant: Dennis Anderson
Address: 2635 Carson Avenue **Parcel ID: 082BA022**
Zoning: R-1A (Low Density Residential) District
 4th Council District

Variance Request:

Increase the maximum permitted size of an accessory structure on a lot containing less than 15,000 sq. ft. from 900 sq. ft. to 912 sq. ft. per Article 5, Section 4.C.Table.

As per submitted plan to permit construction of an accessory building in a R-1A (Low Density Residential) District.

File: 3-H-16-VA
Applicant: W.P. General Partnership
Address: 4315 Kingston Pike **Parcel ID: 107LA019**
Zoning: C-6 (General Commercial Park) District
2nd Council District

Variance Requests:

1. Reduce the minimum required side yard setback when abutting a residential district from 60 ft. to 36 ft. 6 in. per Article 4, Section 2.2.9.D.2.b.
2. Reduce the minimum required front yard setback from 25 ft. to 15 ft. 4.5 in. per Article 4, Section 2.2.9.D.2.a.

As per submitted plan to permit construction of a new commercial building in a C-6 (General Commercial Park) District.

OTHER BUSINESS

The next BZA meeting is April 21, 2016.

ADJOURNMENT